

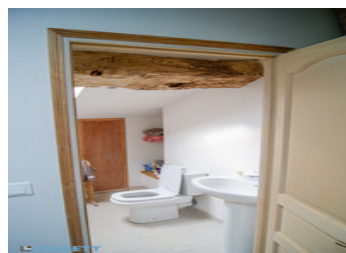
Pretty 3 bed detached hamlet house with garden, large barn and parcel of land.



EXCLUSIVE

INFORMATION

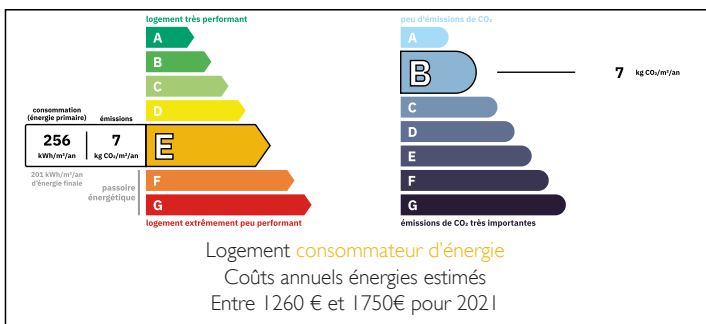
Town:	Magnac-Laval
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	140 m ²
Plot Size:	840 m ²



IN BRIEF

This substantial house has been renovated whilst retaining much of its rustic charm and character. Light and spacious, it serves ideally as a permanent residence or a vacation retreat suitable for the entire family. Conveniently situated off a quiet country lane yet only a few minutes drive to all amenities.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Enter into the kitchen/dining room which has a wood burning stove, to the left is a bright sunny lounge. On the ground, there is a bedroom, and shower room. The two bedrooms are accessed from separate staircases with an ensuite bathroom. The house sits in a decent sized manageable plot with the garden to the rear and side. There is a barn and separate plot of land directly opposite the house.

Just less than 5 minutes from the centre of Magnac Laval, this traditional small town is set in the stunning Limousin countryside. It offers all the benefits of a traditional French country lifestyle and has all the amenities you need - traditional bakers, bar tabac, supermarket etc. It is only 15 minutes from the bustling town of Bellac and within 50 minutes of the major city of Limoges.

Limoges airport is 40 minutes and Poitiers airport 90 minutes. Access by high speed train to and from the centre of Paris is available at a selection of local stations all within 10-20 minutes drive.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe habitation: EUR

NOTES